BILL GARRETT, Davidson County
Trans:T20100041193 DEEDWARRSP
Recvd: 07/06/10 11:29 4 pgs
Fees:23.00 Taxes:160.95

20100706-0052685

Prepared By and Return to:
LandCastle Title, LLC
810 Crescent Centre Drive, Suite 280
Franklin, TN 37067
File Number: TN_AHMSI_FA
615-503-7901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Christopher Saunders	SEND TAX BILL TO: Christopher Saunders	MAP/PARCEL NUMBERS: 119-13-146.00
(Name) 4003 Auburn Lane	(Name) 4003 Auburn Lane	
(Address) Nashville, TN 37215	(Address) Nashville, TN 37215	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Association, As Trustee For TBW Mortgage-Backed Trust Series 2006-5, Mortgage-Backed Pass-Through Certificates, Series 2006-5, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Christopher Saunders the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 519 Timmons Street, Nashville, TN, 37211, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 6-16-10, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

U.S. Bank National Association, As Trustee For TBW Mortgage-Backed Trust Series 2006-5, Mortgage-Backed Pass-Through Certificates, Series 2006-5 by American Home Mortgage Servicing Inc. as Attorney In Fact

By: _____

Name: Se'Aunte Watson

Its: Assistant Secretary

State of Texas
County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid SeAunte Watson who acknowledged to me that she/he is Assistant Secretary (Title of person signing) of AHMSI (Name of Company), the attorney-in-fact for U.S. Bank National Association, As Trustee For TBW Mortgage-Backed Trust Series 2006-5, Mortgage-Backed Pass-Through Certificates, Series 2006-5, and that in its capacity as attorney-in-fact for U.S. Bank National Association, As Trustee For TBW Mortgage-Backed Trust Series 2006-5, Mortgage-Backed Pass-Through Certificates, Series 2006-5 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank National Association, As Trustee For TBW Mortgage-Backed Trust Series 2006-5, Mortgage-Backed Pass-Through Certificates, Series 2006-5 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 16 day of June, 2010.

KAROL L HARRIS
My Commission Expires
November 19, 2013

Notary Public

My Commission Expires: 11-19-13

State of Texas
County of Dallas

The actual consideration or value, whichever is greater, for this transfer is $43,500.

Affiant SeAunte Watson

Subscribed and sworn to before me this 6-16-10.

Notary Public

My Commission Expires: 11-19-13

AMERICAN HOME MORTGAGE SERVICING, INC. INCORPORATED APRIL 14 2008 DELAWARE

KAROL L HARRIS
My Commission Expires
November 19, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 38, COLLEGE HEIGHTS SUBDIVISION, as shown on plat of record in Plat Book 332, Page 19, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee to U.S. Bank National Association, as Trustee for TBW Mortgage-Backed Trust Series 2006-5, Mortgage-Backed Pass-Through Certificates, Series 2006-5 as recorded on the 15th day of April, 2010 in Instrument No. 20100415-0028357 and Warranty Deed from Lea H. Brown, unmarried to Beth Antonioli, unmarried as recorded on the 13th day of September, 2006 in Instrument No. 20060913-0113433, in the Register's Office of Davidson County, Tennessee.

RE: 519 Timmons Street, Nashville, TN 37211

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 519 Timmons Street, Nashville, TN 37211